



**City of Bellevue  
Development Services Department  
Land Use Staff Report**

---

**Proposal Name:** Spark 9 Short Plat

**Proposal Address:** 16407 SE 44<sup>th</sup> Place

**Proposal Description:** Application for Preliminary Short Plat approval to subdivide an existing 23,505 square foot lot (approx. 0.54 acre) into 2 single-family lots, located in the R-3.5 land use district.

**File Number:** 18-117675-LN

**Applicant:** Steve Baik, Spark 9, LLC

**Decisions Included:** Preliminary Short Plat (Process II)

**Planner:** Nick Whipple, Associate Planner

**State Environmental Policy  
Act Threshold  
Determination:** Exempt

**Department Decision:** Approval with Conditions

By:   
Nick Whipple, Associate Planner  
Development Services Department

Application Date: July 5, 2018  
Notice of Application: August 2, 2018  
Minimum Comment Period: August 16, 2018  
Decision Publication Date: March 21, 2019  
Appeal Deadline: April 4, 2019

## TABLE OF CONTENTS

I.	Description of Proposal .....	Pg 3
II.	Site Description and Context .....	Pg 4
III.	Consistency with Zoning and Land Use Code Requirements .....	Pg 4
IV.	State Environmental Policy Act (SEPA) .....	Pg 6
V.	Summary of Technical Reviews .....	Pg 6
VI.	Public Comment .....	Pg 8
VII.	Decision Criteria .....	Pg 9
VIII.	Conclusion and Decision .....	Pg 11
IX.	Conditions of Approval .....	Pg 11

Attachments:  
Project Drawings

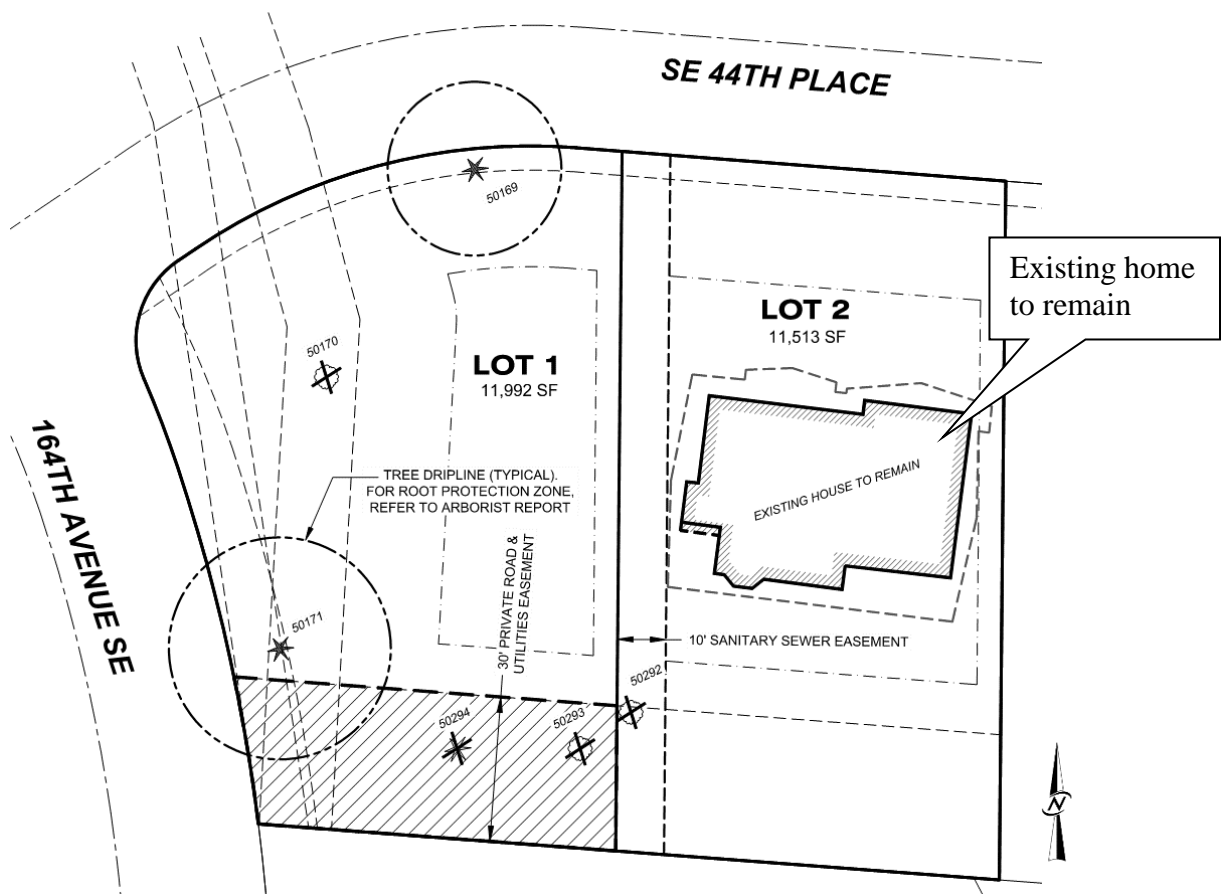
## I. DESCRIPTION OF PROPOSAL

The applicant is proposing to short plat an existing 23,505 square foot lot (approx. 0.54 acre) into two single-family lots, resulting in an approximately 11,992 square foot lot (approx. 0.28 acre) and an approximately 11,513 square foot lot (approx. 0.26 acre).

The site contains an existing single-family dwelling which will remain on lot 2, and lot 1 will be developed in the future with one single-family dwelling (not part of this short plat approval). The subject site is located in the R-3.5 land use district, and within the Newcastle Subarea. Each lot will utilize the existing 30-foot wide access easement. Street frontage improvements along SE 44<sup>th</sup> Place and 164<sup>th</sup> Avenue SE are not required; however, the existing 30-foot access easement from 164<sup>th</sup> Avenue SE will be improved. See **Section V.C** below for details on the required access easement improvements.

As defined by Land Use Code 20.25H, the site does not contain any critical areas. The property contains 6 significant trees totaling 103 diameter inches. The applicant proposes to retain 2 of these trees, or 34 diameter inches, which equates to approximately 33% of the total diameter inches of the significant trees on the site.

**Figure 1 – Preliminary Short Plat Proposal**



## II. SITE DESCRIPTION AND CONTEXT

The subject site is within an existing single-family neighborhood. Single-family homes border the site to the north, south, east and west. The subject property is zoned R-3.5 and has a Comprehensive Plan designation of Single-Family Medium.

The topography of the site slopes downward from south to north-northwest with a total elevation change of approximately 24 feet. There is a small slope with an approximate grade of 40% adjacent to SE 44th Place, but the slope is less than 1,000 square feet in area and is therefore not regulated as a steep slope critical area. Access to lot 1 and 2 will be from individual driveways off a private easement from 164th Avenue SE.

**Figure 2 – Aerial Photograph**





**Figure 3 – Zoning Map**



**B. Consistency with Standard Land Use Code Requirements**

**Table 1 – Dimensional Requirements**

<b>BASIC INFORMATION</b>		
<b>Zoning District</b>	R-3.5 Newcastle Subarea Comprehensive Plan Designation: Single-Family Medium	
<b>Gross Site Area</b>	36,315 square feet (approx. 0.83 acre)	
<b>ITEM</b>	<b>REQ'D/ALLOWED</b>	<b>PROPOSED</b>
<b>Minimum Lot Area</b>	10,000 Square Feet	Lot 1: 11,992 Square Feet Lot 2: 11,513 Square Feet
<b>Minimum Lot Width</b>	70 Feet	Lot 1: 74.20 Feet (approx.) Lot 2: 79.67 Feet (approx.)
<b>Minimum Lot Depth</b>	80 Feet	Lot 1: 144.91 Feet (approx.) Lot 2: 144.73 Feet (approx.)

<b>Building Setbacks</b>		
Front Yard	20 Feet	20 Feet
Rear Yard	25 Feet	25 Feet
Min. Side Yard	5 Feet	5 Feet
2 Side Yards	15 Feet	15 Feet (5 ft. + 10 ft.)
<b>Tree Retention</b>	30.9 inches, 30%	34 inches, 33%

#### IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

There are no critical areas within the proposal site. Short Plats which do not contain Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a), BCC 22.02.032. Thus, the project proposal is Exempt.

#### V. SUMMARY OF TECHNICAL REVIEWS

##### A. Utilities Review

###### Water

The water supply for this site will be provided from the existing 16" Ductal Iron water main located in 164<sup>th</sup> Avenue SE and the 8" Ductal Iron water main located in SE 44<sup>th</sup> Place off the 850 water pressure zone.

###### Sewer

The City of Bellevue Utilities has adequate capacity for providing sanitary sewer for this proposal. The lots will be served from an 8" PVC sewer main located in SE 44<sup>th</sup> Place.

###### Storm Drainage

The storm drainage system proposed provides adequate mitigation for storm water and meets the requirements outlined in the Bellevue City Code and the Storm & Surface Water Engineering Standards.

##### B. Fire Department Review

The Fire Department has reviewed and approved the preliminary short plat with no conditions.

##### C. Transportation Review

The Transportation Department has reviewed the plans submitted for the preliminary short plat and has approved the project. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (Bellevue City Code 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit.

Prior to final short plat approval, the developer must complete all transportation improvements at the developer's expense (Bellevue City Code 14.60.110); or provided that all the requirements of Bellevue City Code 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished

improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device.

Under Bellevue City Code 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the Bellevue City Council. Builders will pay the fee in effect at the time of building permit issuance.

**See Section IX of this report for Transportation Department related Conditions of Approval.**

**Site Access**

The proposed two lot short plat is comprised of an existing lot at the southeast corner of the intersection of SE 44<sup>th</sup> Place and 164<sup>th</sup> Avenue SE, which has one existing single-family home taking access from 164<sup>th</sup> Avenue SE via a joint-use driveway that also serves the lot to the east of the short plat. 164<sup>th</sup> Avenue SE is a two-lane road classified as a minor arterial. Access for the short plat will be via a private road to be constructed across lot 1's frontage, replacing the joint-use driveway. No other access connection to city right-of-way is authorized. No driveway access will be allowed on SE 44<sup>th</sup> Place. The private road must be a minimum of 20 feet wide contained within a 25-foot-wide access easement. The private road driveway approach must be built per the Transportation Design Manual Standard Drawings.

Street names and site addresses will be determined by the City's Parcel and Address Coordinator, Jami Fairleigh, [jfairleigh@bellevuewa.gov](mailto:jfairleigh@bellevuewa.gov).

**See Section IX of this report for Transportation Department related Conditions of Approval.**

**Street Frontage Improvements**

The Spark 9 Short Plat has frontage on 164<sup>th</sup> Avenue SE and SE 44<sup>th</sup> Place. The lot is bordered by single family lots to the east and south. There is currently a gravel shoulder along the frontage of 164<sup>th</sup> Avenue SE and a grass ditch along SE 44<sup>th</sup> Place. To match the character of the existing neighborhood, no sidewalk will be required on this frontage.

The project street frontage improvements and private road requirements:

- Construct a minimum 20-foot-wide asphalt driveway approach at the intersection of 164<sup>th</sup> Avenue SE and the private road.
- Widen the private road to minimum 20 feet of pavement contained within the existing 30-foot-wide access easement.
- Concrete curb and gutter is required on the private road in areas where the grade exceeds 8%.
- Street lighting meeting the City of Bellevue's standards per Bellevue City Code 14.60.210 is required on 164<sup>th</sup> Avenue SE.
- Sight distance requirements must be met per Bellevue City Code 14.60.240 at the intersection of the private road and 164<sup>th</sup> Avenue SE.

The design of the improvements and the final engineering plans showing those improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (Bellevue City Code 14.60), and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit.

**See Section IX of this report for Transportation Department related Conditions of Approval.**

#### **Use of the Right of Way**

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

**See Section IX of this report for Transportation Department related Conditions of Approval.**

#### **Pavement Restoration**

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it. Near the development site, 164th Avenue SE and SE 44th Place are classified as Grind/Overlay Required. The minimum pavement restoration will be a grind and overlay for 50 feet as specified in the right of way use permit.

#### **Sight Distance**

The access design shall meet the sight distance requirements of Bellevue City Code 14.60.240. Vegetation shall be trimmed as needed within the sight triangle.

**See Section IX of this report for Transportation Department related Conditions of Approval.**

#### **Transportation Impacts and Mitigation**

City staff has analyzed the potential short-term operational impacts of this proposal to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to the minimal number of new p.m. peak hour trips to be generated by the Spark 9 Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee and the project site improvements.

## **VI. PUBLIC COMMENT**

The City initially notified the public of this proposal on August 2, 2018, with mailed notice



and publication in the Weekly Permit Bulletin. A public information sign was installed on the site the same day. One written comment was received regarding the proposal which pertained to the access location from the private road easement which is substandard and the state of the existing septic tanks on-site.

As a part of this application, the developer of the Spark 9 Preliminary Short Plat is required to widen the private road to a minimum pavement width of 20 feet within the existing 30-foot easement area. In addition, the driveway approach from 164<sup>th</sup> Avenue SE must meet all Transportation Development Code requirements, including sight distance requirements, concrete curb and gutter requirements, and driveway grade requirements.

There is an existing private septic system on-site which will be abandoned. The applicant is responsible for notifying the Public Health – Seattle & King County, Environmental Health Division before removing the septic tank, and the City of Bellevue will inspect the abandonment at the time of the side sewer inspection. The future lots will be served by city sewer.

**Refer to project drawings attached to this report and Conditions of Approval regarding Street Frontage Improvements, Engineered Plans, and Utilities in Section IX of this report.**

## **VII. DECISION CRITERIA:**

### **Land Use Code 20.45B.130.A Decision Criteria for a Preliminary Short Plat:**

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

- 1. The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

***Finding:*** City codes ensure public health, safety and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. The applicant will be required to provide drainage improvements designed to service the drainage needs of the site. Each lot will have an individual driveway from the private road off 164<sup>th</sup> Avenue SE. Street. The private road is required to be improved with a minimum pavement width of 20 feet within the existing 30-foot access easement area.

Construction noise is expected during the construction period, however, the Bellevue Noise Control Ordinance (BCC 9.18) regulates hours of construction-related noise emanating from project sites. **Refer to Conditions of Approval regarding Noise - Construction Hours and Engineering Plans in Section IX of this report.**

- 2. The public interest is served by the short subdivision.**

***Finding:*** The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan, while ensuring compliance with City

codes and standards.

**3. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.**

***Finding:*** The preliminary short plat considers the physical characteristics of the site by establishing tree retention which is consistent with the vegetated character of the surrounding neighborhood.

There are no critical areas on this site that require further protection. **Refer to Conditions of Approval regarding Tree Protection and Tree Retention in Section IX of this report.**

**4. The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.**

***Finding:*** As conditioned, the proposal complies with the Land Use Code requirements for the R-3.5 land use district, the Utility Codes and the City of Bellevue Development Standards.

**Land Use Code Requirements:**

**Dimensional Requirements:** Refer to Section III.B of this report for dimensional requirements.

**Response:** The existing home on Lot 2 will meet all new dimensional requirements established by the new lot. Lot 1 can be developed in accordance with the City of Bellevue Land Use Code requirements, including the R-3.5 land use district dimensional requirements.

**5. The proposal is in accord with the Comprehensive Plan (BCC Title 21).**

***Finding:*** The site is located within the Newcastle subarea. The Comprehensive Plan specifies Single-Family Medium-Density development for this property, which is consistent with the R-3.5 land use designation. In addition, the proposal complies with applicable Comprehensive Plan policies City-wide and for this Subarea, including the following:

The single-family homes are, by use type, compatible with surrounding neighborhoods and therefore maintain the character and appearance of the neighborhood (LU-13). Also, by providing the preservation of healthy significant existing trees on-site, the proposal will help maintain the vegetated character in the neighborhood.

The proposed short plat provides housing for Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-5).

The proposal meets the Neighborhood Quality goal (Housing Element) by providing

compatible housing (single-family in single-family district) (HO-3).

6. **Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.**

***Finding:*** Lot 2 will retain the existing home and can meet all dimensional requirements under the new lot configuration without requiring a variance. As conditioned, the proposed can reasonably be developed to current R-3.5 dimensional standards without requiring a variance. There are no site constraints or critical areas which inhibit the development of this property that would warrant a variance. **Refer to Condition of Approval regarding the variance restriction in Section IX of this report.**

7. **All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.**

***Finding:*** The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access locations, and other required improvements are either existing, planned or conditioned as part of this approval, to accommodate the use of these lots. **Refer to Conditions of Approval regarding infrastructure improvements and access design and maintenance in Section IX of this report.**

#### **VIII. CONCLUSION AND DECISION:**

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE** the Spark 9 Preliminary Short Plat **WITH CONDITIONS**.

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160.

#### **IX. CONDITIONS OF APPROVAL:**

The following conditions are imposed under authority referenced:

##### **COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES**

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

<b>Applicable Codes, Standards &amp; Ordinances</b>	<b>Contact Person</b>
Clearing & Grading Code – BCC 23.76	Savina Uzunow, (425) 452-7860
Construction Codes – BCC Title 23	Building Division, (425) 452-6864
Fire Code – BCC 23.11	Glen Albright, (425) 452-4270

Land Use Code – BCC Title 20	Nick Whipple,	(425) 452-4578
Noise Control – BCC 9.18	Nick Whipple,	(425) 452-4578
Transportation Develop. Code – BCC 14.60	Ian Nisbet,	(425) 452-4851
Transportation Develop. Code – BCC 14.60	Ian Nisbet,	(425) 452-4851
Right-of-Way Use Code 14.30	Ian Nisbet,	(425) 452-4851
Utility Code – BCC Title 24	Lori Santo,	(425) 452-4853

#### **A. GENERAL CONDITIONS:**

##### **1. UTILITIES**

The water, sewer and storm drainage shall be designed per the current City of Bellevue Utility Code and the Utility Engineering Standards. The proposed improvements will be reviewed, approved and inspected under the Side Sewer, Water, and Storm Drainage application processes.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06  
REVIEWER: Lori Santo, Utilities Department

##### **2. VARIANCE RESTRICTION**

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.

AUTHORITY: Land Use Code 20.45B.130.A.6  
REVIEWER: Nick Whipple, Development Services Department

##### **3. NOISE – CONSTRUCTION HOURS**

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to DSD, work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.

AUTHORITY: Bellevue City Code 9.18  
REVIEWER: Nick Whipple, Development Services Department

#### **B. CONDITIONS PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:**

##### **1. TREE PROTECTION**

To mitigate adverse impacts during construction to trees to be retained, the applicant must comply with the following:

- a) Clearing limits shall be established for retained trees within the developed portion of the site, outside of the drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits (outside of the driplines) prior to initiation of any clearing and grading.
- b) No excavation or clearing should be performed within drip lines of retained trees

except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the City.

AUTHORITY: Bellevue City Code 23.76.060  
REVIEWER: Nick Whipple, Development Services Department

## **2. RIGHT-OF-WAY USE PERMIT**

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30  
REVIEWER: Ian Nisbet, Transportation Department

## **3. OFF-STREET PARKING**

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit.

AUTHORITY: Bellevue City Code 14.30  
REVIEWER: Tim Stever, Transportation Department

## **4. ENGINEERING PLANS**

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clearing and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation



Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road or shared driveway, the connection to 164<sup>th</sup> Avenue SE, pavement restoration in 164<sup>th</sup> Avenue SE and SE 44<sup>th</sup> Place, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

The following infrastructure improvements are required to be constructed and shown on the engineering plans:

- Construct a minimum 20-foot-wide driveway approach at the intersection of 164<sup>th</sup> Avenue SE and the private road.
- Widening the private road to minimum 20 feet of pavement contained within a minimum 25-foot-wide access easement.
- Concrete curb and gutter is required on the private road in areas where the grade exceeds 8%.
- Street lighting meeting City of Bellevue's standards per BCC 14.60.210. An AGI analysis will be required to verify that minimum light levels are met.
- Sight distance requirements must be met per BCC 14.60.240 at the intersection of the private road and 164<sup>th</sup> Avenue SE.
- Driveway approaches are not to exceed a 10% slope for a distance of 20 feet behind the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; and the Americans with Disabilities Act  
REVIEWER: Ian Nisbet, Transportation Department

## **5. SIGHT DISTANCE**

The proposed driveway access onto 164<sup>th</sup> Avenue SE shall meet the City of Bellevue's minimum sight distance requirements. If necessary to meet the sight distance requirements of Bellevue City Code 14.60.240 and standard drawing RL-100-1 and RL-120-1, existing vegetation near the access point on 164<sup>th</sup> Avenue SE must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240  
REVIEWER: Ian Nisbet, Transportation Department

#### **6. PAVEMENT RESTORATION**

The city's pavement manager has determined that this segment of 164<sup>th</sup> Avenue SE and SE 44<sup>th</sup> Place will require Grind/Overlay trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 23 of the Design Manual and standard drawings RC-190-1 through RC-220-1. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard #23  
REVIEWER: Ian Nisbet, Transportation Department

### **C. PRIOR TO FINAL SHORT PLAT APPROVAL:**

#### **1. STANDARD UTILITIES EASEMENT**

Standard easement and joint use storm and side sewer language must be provided on the final plat. Proposed placement of the joint use storm line under the preliminary plat has not been approved and must be revised prior to approval of the final plat.

AUTHORITY: Bellevue City Code 24.02, 24.04 & 24.06  
REVIEWER: Lori Santo, Utilities Department

#### **2. INFRASTRUCTURE IMPROVEMENTS**

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be completed prior to approval of the final short plat. If all the requirements of Bellevue City Code 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241, 260, Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19  
REVIEWER: Ian Nisbet, Transportation Department

#### **3. ACCESS DESIGN AND MAINTENANCE**

The final short plat map must include a note that specifies that the owners of the lots served by the private road are jointly responsible for maintenance and repair of the private road. Also, the final short plat map must include a note that specifies that the private road will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

AUTHORITY: Bellevue City Code 14.60.130

REVIEWER: Ian Nisbet, Transportation Department

#### 4. TREE RETENTION

The final short plat shall portray a minimum of 34 diameter inches of existing significant trees to remain. A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the final short plat mylar (recorded with King County). This Tree Preservation Plan must also contain the following note:

***“Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting, or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms, and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant.”***

During future construction, the dripline of the trees to be saved shall be fenced to prevent clearing & grading activities within the dripline area.

AUTHORITY: Land Use Code 20.20.900.D

REVIEWER: Nick Whipple, Development Services Department

#### ATTACHMENT

Project Drawings



# SPARK 9 LLC PRELIMINARY SHORT PLAT

NW 1/4, SW 1/4 SECTION 13, TOWNSHIP 24 N, RANGE 5 E, W.M.  
CITY OF BELLEVUE, KING COUNTY, WASHINGTON  
JANUARY 2019

## NOTES

- HORIZONTAL DATUM: NAD 83/2011 WASHINGTON STATE NORTH ZONE, ESTABLISHED USING THE FOLLOWING MONUMENTS:
  - CITY OF BELLEVUE CONTROL POINT 0140, WHICH IS A FOUND BRASS CAP IN CONCRETE LOCATED 3 FEET NORTHWEST OF A UTILITY POLE OFF OF AN UNIMPROVED ROAD ON THE NORTH SIDE OF SOUTHEAST 44TH STREET EAST OF 164TH WAY SOUTHEAST, WITH A PUBLISHED GRID COORDINATE OF N 209,596.683, E 1,322,411.272. THIS POINT IS THE ONLY TRUE GRID COORDINATE ON THIS SURVEY WITH ALL OTHER POINTS BEING MEASURED BY TRAVERSE ON THE GROUND.
  - CITY OF BELLEVUE SURVEY CONTROL POINT 0392, WHICH IS A FOUND CONCRETE MONUMENT WITH A 3/8" BRASS PLUG, NO PUNCH, IN CASE AT THE INTERSECTION OF 167TH AVENUE SOUTHEAST AND SOUTHEAST 44TH PLACE, DOWN 1.8 FEET, WITH A PUBLISHED GRID COORDINATE OF N 209,362.882, E 1,323,239.175. THIS POINT WAS HELD FOR ROTATION TO SAID HORIZONTAL DATUM, AND BEARS N 74°13'49" W A MEASURED GROUND DISTANCE OF 860.29 FEET FROM CITY OF BELLEVUE CONTROL POINT 0140.
- BASIS OF POSITION: HELD THE FOUND MONUMENT AT THE POINT OF INTERSECTION OF SOUTHEAST 44TH STREET. SEE MAP FOR PLOTTED LOCATION AND DESCRIPTION. SAID MONUMENT BEARS S 31°26'32" E A DISTANCE OF 207.80 FEET FROM THE CITY OF BELLEVUE CONTROL POINT 0140.
- BASIS OF BEARING: HELD THE BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION AND THE MONUMENTED WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, ALSO KNOWN AS COB POINT 0140, TO BE N 31°26'32" W.
  - ACCORDING TO THE PLAT OF CARROLL HEIGHTS RECORDED IN VOLUME 79 OF PLATS, PAGE 7, RECORDS OF KING COUNTY, WA THE BEARING BETWEEN THE ABOVE MONUMENTS IS CALCULATED TO BE N 31°22'14" W.
  - ALL PLAT ANGLES AND DISTANCES WERE HELD AND ROTATED 00°04'18" FROM N 31°22'14" W TO N 31°26'32" W TO BE ON THE ABOVE NOTED HORIZONTAL DATUM.
- THE FOLLOWING RECORDS WERE REFERENCED:
  - THE PLAT OF CARROLL HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79 OF PLATS, PAGE 7, RECORDS OF KING COUNTY, WASHINGTON.
  - RECORD OF SURVEY RECORDED IN VOLUME 82 OF SURVEYS, PAGE 298, RECORDS OF KING COUNTY, WASHINGTON.
  - CITY OF BELLEVUE GPS SURVEY CONTROL DATABASE.
  - KING COUNTY ASSESSOR'S MAP FOR THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.

- SIEBERT'S SURVEY, THEREFORE, SEEMS TO INDICATE THAT THE ORIGINAL MONUMENTS OF THE PLAT PRESENT AT THE TIME OF HIS SURVEY WERE THE PI MONUMENT AND THE QUARTER CORNER, WHICH WERE HELD FOR THAT SURVEY AND FOR THIS CURRENT SURVEY.
- VERTICAL DATUM: NAVD88 (PER CITY OF BELLEVUE CONTROL)

- MASTER BENCHMARK: CITY OF BELLEVUE SURVEY CONTROL POINT 362 - A BRASS CAP LOCATED AT THE SOUTHEAST CORNER OF THE FOUNDATION FOR A BRICK PLANTER ON THE NORTH SIDE OF SOUTHEAST 44TH PLACE, 40 FEET WEST OF THE ENTRANCE TO PALLADIAN POINT. ELEVATION = 649.74 FEET
- SITE BM #1: MAG NAIL IN ASPHALT DRIVEWAY, 4.15 FEET SOUTH OF GARAGE ON THE EAST PROPERTY LINE. SEE MAP FOR LOCATION. ELEVATION = 674.23 FEET
- SITE BM #2: HUB WITH MAG NAIL SET 3.0 FEET NORTH OF THE FACE OF A CONCRETE RETAINING WALL AND 0.75 WEST OF THE EAST FACE OF HOUSE EXTENDED. ELEVATION = 669.06 FEET
- SURVEY WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED ONE OR MORE OF THE FOLLOWING SURVEY INSTRUMENTS AND PROCEDURES:
    - FIELD TRAVERSE AND / OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) POSITIONING SYSTEM SURVEY.
    - ELECTRONIC TOTAL STATIONS INCLUDING: TOPCON GPT 3005, TOPCON PS-103A, NIKON DTM-430, NIKON DTM-530 OR LEICA TCSP1201+.
    - GNSS EQUIPMENT INCLUDING: HEMISPHERE S321, TOPCON HIPER LITE PLUS AND / OR TOPCON GR-3.
    - ALL FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC 332-130-070, 080 AND 090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 332-130-100.
  - MONUMENTATION NOTED AS FOUND WAS FIELD VISITED ON FEBRUARY 1, 2018 THROUGH MARCH 1, 2018.
  - PLANIMETRIC INFORMATION SHOWN HEREON WAS OBTAINED ON FEBRUARY 1, 2018 THROUGH MARCH 1, 2018 AND IS CURRENT TO THOSE DATES ONLY.
  - ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. ALL MEASUREMENTS WERE MADE USING GROUND TRAVERSE WITH A TOTAL STATION.
  - ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN OLD REPUBLIC TITLE, LTD. SUBDIVISION GUARANTEE SECOND ORDER NO. 5207155004, DATED MAY 31, 2018. IN PREPARING THIS MAP, HUGH G. GOLDSMITH AND ASSOCIATES, INC. CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS HUGH G. GOLDSMITH AND ASSOCIATES, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED COMMITMENT. HUGH G. GOLDSMITH AND ASSOCIATES, INC. HAS RELIED WHOLLY ON OLD REPUBLIC TITLE COMPANY'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE HUGH G. GOLDSMITH AND ASSOCIATES, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
  - UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON A COMBINATION OF FIELD LOCATED SURFACE OBSERVABLE FEATURES AND RECORDS OF THE APPLICABLE UTILITY PURVEYOR. DRAIN FIELD SERVING THE ADJACENT LOT IS SHOWN BASED ON DEPARTMENT OF HEALTH SKETCH. ALL LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
  - AN ANALYSIS OF SLOPES EXCEEDING 40% WAS PERFORMED USING AUTODESK CIVIL 3D. THE RESULTS ARE SHOWN AS SHADED AREAS. AREAS MEETING THE DEFINITION OF A STEEP SLOPE ACCORDING TO CITY OF BELLEVUE LAND USE CODE 20.25H.120 HAVE BEEN DELINEATED HEREON, AND THE SQUARE FOOTAGE OF EACH AREA IS LABELED.
  - PARCEL CONTAINS 23,506 SQUARE FEET OR 0.540 ACRES.

## LEGAL DESCRIPTION

LOT 11, CARROLL HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79 OF PLATS, PAGE 7, RECORDS OF KING COUNTY, WASHINGTON.  
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

## SITE DATA

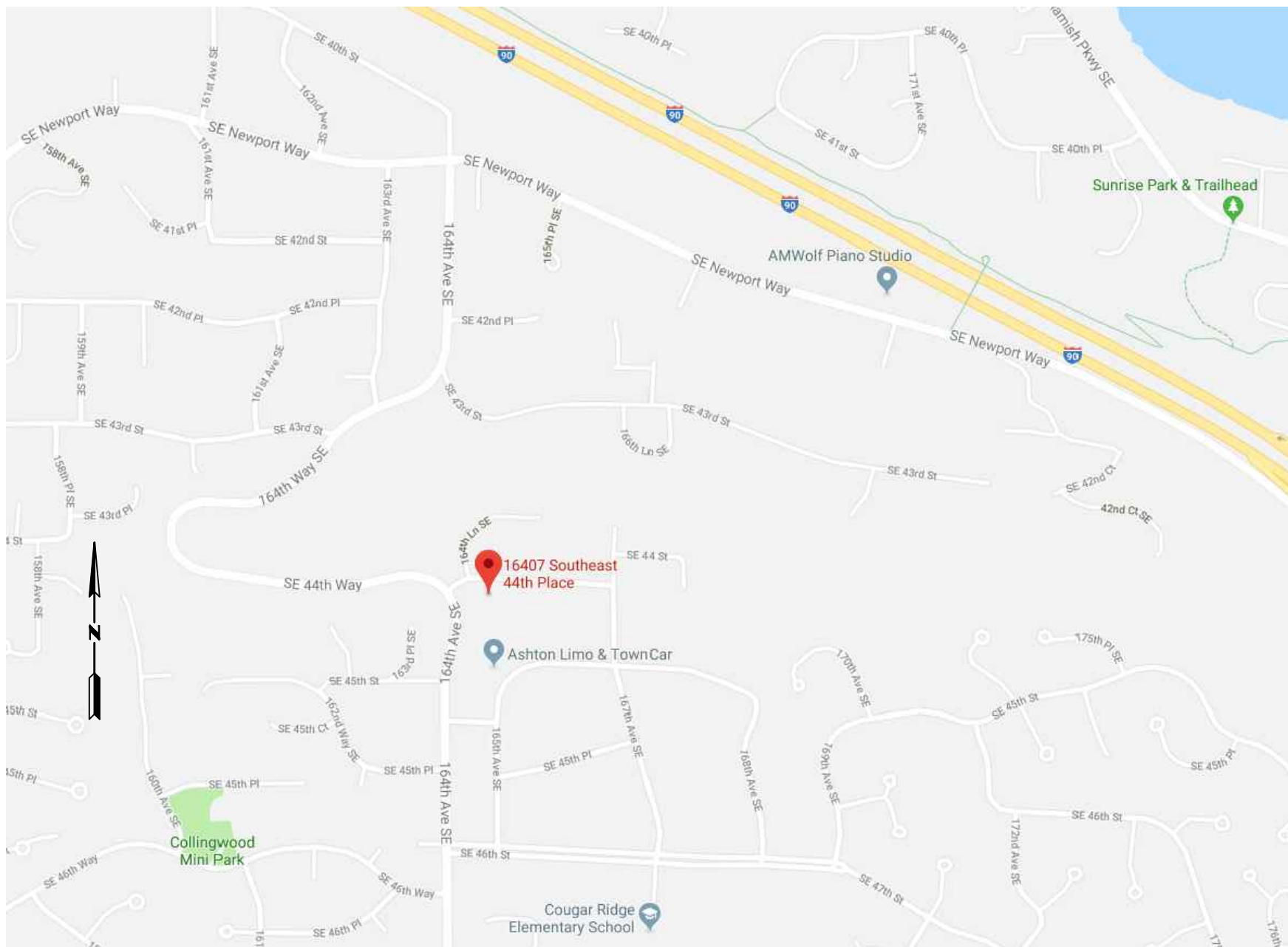
SITE LOCATION: 16407 SE 44TH PLACE, BELLEVUE, WA 98006  
TAX PARCEL: 1404000110  
TOTAL SITE AREA: 0.54 ACRES (23,506 SF)  
NUMBER OF LOTS PROPOSED: 2  
ZONING: R-3.5  
EXISTING USE: SINGLE FAMILY RESIDENTIAL  
PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
SEWER / WATER: CITY OF BELLEVUE  
POWER / GAS: PUGET SOUND ENERGY  
TELEPHONE: VERIZON / FRONTIER  
CABLE: CITY OF BELLEVUE  
FIRE DISTRICT: CITY OF BELLEVUE  
SCHOOL DISTRICT: CITY OF BELLEVUE

OWNER: SPARK 9 LLC  
ATTN: STEVE BAIK  
11900 NE 1ST STREET, SUITE 300  
BELLEVUE, WA 98005  
(206) 326-8764 / STEVEBAIK@GMAIL.COM

ENGINEER / SURVEYOR: GOLDSMITH (LAND DEVELOPMENT SERVICES)  
MARK BARBER, P.E. / DAVID MYHILL, P.L.S.  
1215 114TH AVENUE SE  
BELLEVUE, WA 98004  
(425) 462-1080  
MBARBER@GOLDSMITHENGINEERING.COM  
DMYHILL@GOLDSMITHENGINEERING.COM

## SHEET INDEX

- COVER
- HORIZONTAL CONTROL & TREE RETENTION
- EXISTING CONDITIONS
- PRELIMINARY GRADING, DRAINAGE, ROAD & UTILITY PLAN
- PRIVATE ROAD PROFILE & SIGHT DISTANCE SETBACK



VICINITY MAP  
N.T.S.

## EX. CONDITIONS LEGEND

ALD	ALDER
BG	BUILDING
BM	BENCHMARK
CB I	CATCH BASIN TYPE 1
CHAN	CHANNEL
COB	CITY OF BELLEVUE
CONC	CONCRETE
COR	CORNER
COS	SANITARY SEWER CLEAN-OUT
CPP	CORRUGATED PLASTIC PIPE
CTR	CENTER
DEC	DECIDUOUS
DI	DUCTILE IRON PIPE
DMH	STORM DRAIN MANHOLE
DRIP	TREE DRIPLINE DIAMETER
EC	EDGE OF CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
GM	GAS METER
GUY	GUY ANCHOR
HLV	HOLLY
IP	IRON PIPE
IWV	IRRIGATION WATER VALVE
LP	LIGHT POLE
MB	MAILBOX
PVC	PLASTIC PIPE
PVLT	POWER VAULT
RCF	REBAR & CAP FOUND
RET	RETAINING WALL
RKY	ROCKERY
RR TIE	RAILROAD TIE
SMH	SANITARY SEWER MANHOLE
SSF-	GOLDSMITH SURVEY CONTROL POINT
STW	STEEL WRAPPED
TEB	TELEPHONE BOX
TER	TELEPHONE RISER
TSF	TRANSFORMER
UG	UNDERGROUND
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
E	UNDERGROUND ELECTRIC LINE
G	GAS LINE
OHU	OVERHEAD UTILITY LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
W	WATER LINE

## NEW FEATURES LEGEND

CB	CATCH BASIN
SSCO	SANITARY SEWER CLEAN OUT
WM	WATER METER
	PAVEMENT RESTORATION PER C.O.B. STANDARD DETAIL ROW-4
	UTILITY TRENCH
	ASPHALT GRIND & OVERLAY

DIGITAL SIGNATURE:

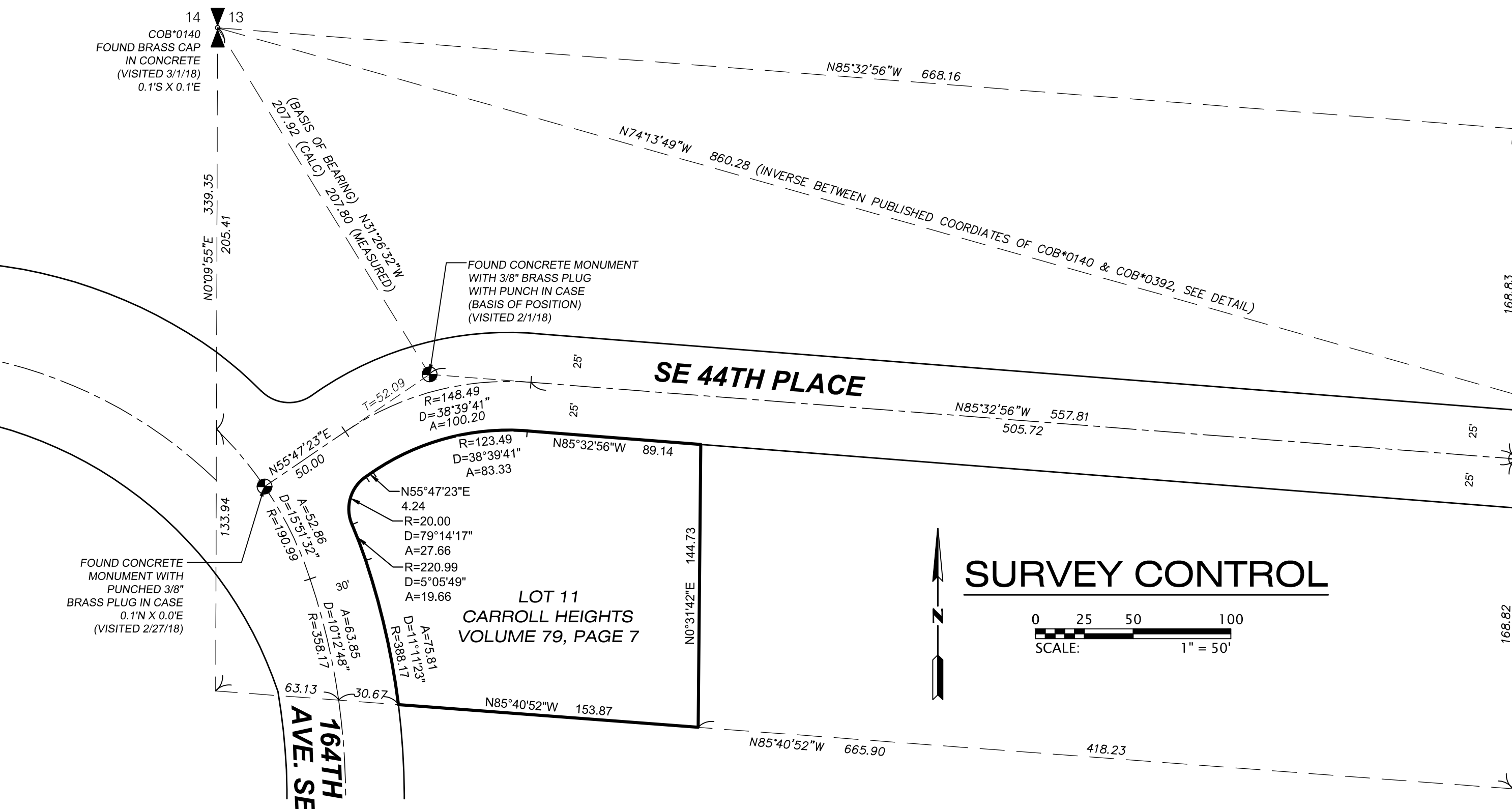
DIGITAL SIGNATURE:

DIGITAL SIGNATURE:





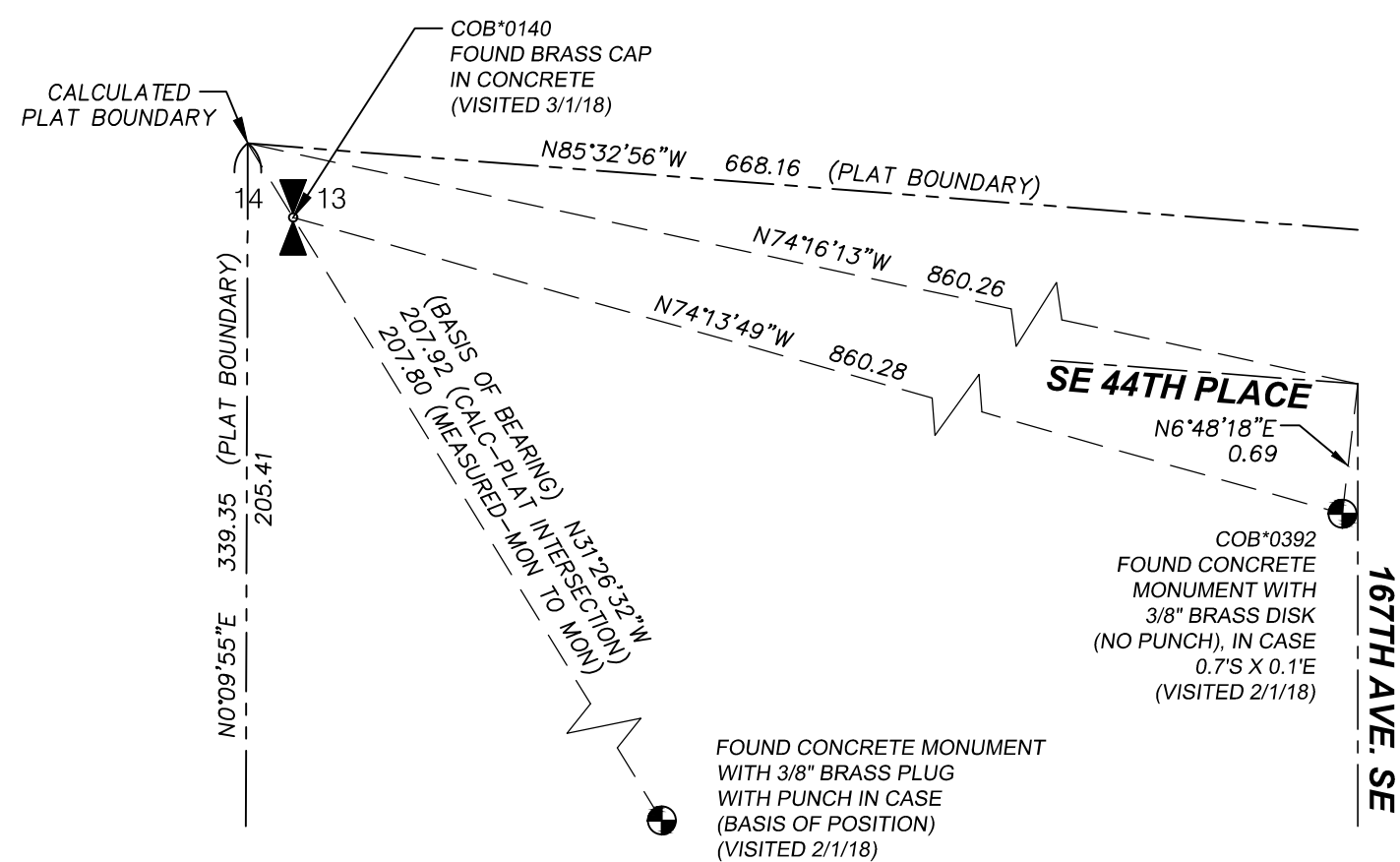
NW 1/4, SW 1/4 SECTION 13, TOWNSHIP 24 N, RANGE 5 E, W.M.  
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



### LEGAL DESCRIPTION

LOT 11, CARROLL HEIGHTS, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 79 OF PLATS, PAGE 7, RECORDS OF KING  
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

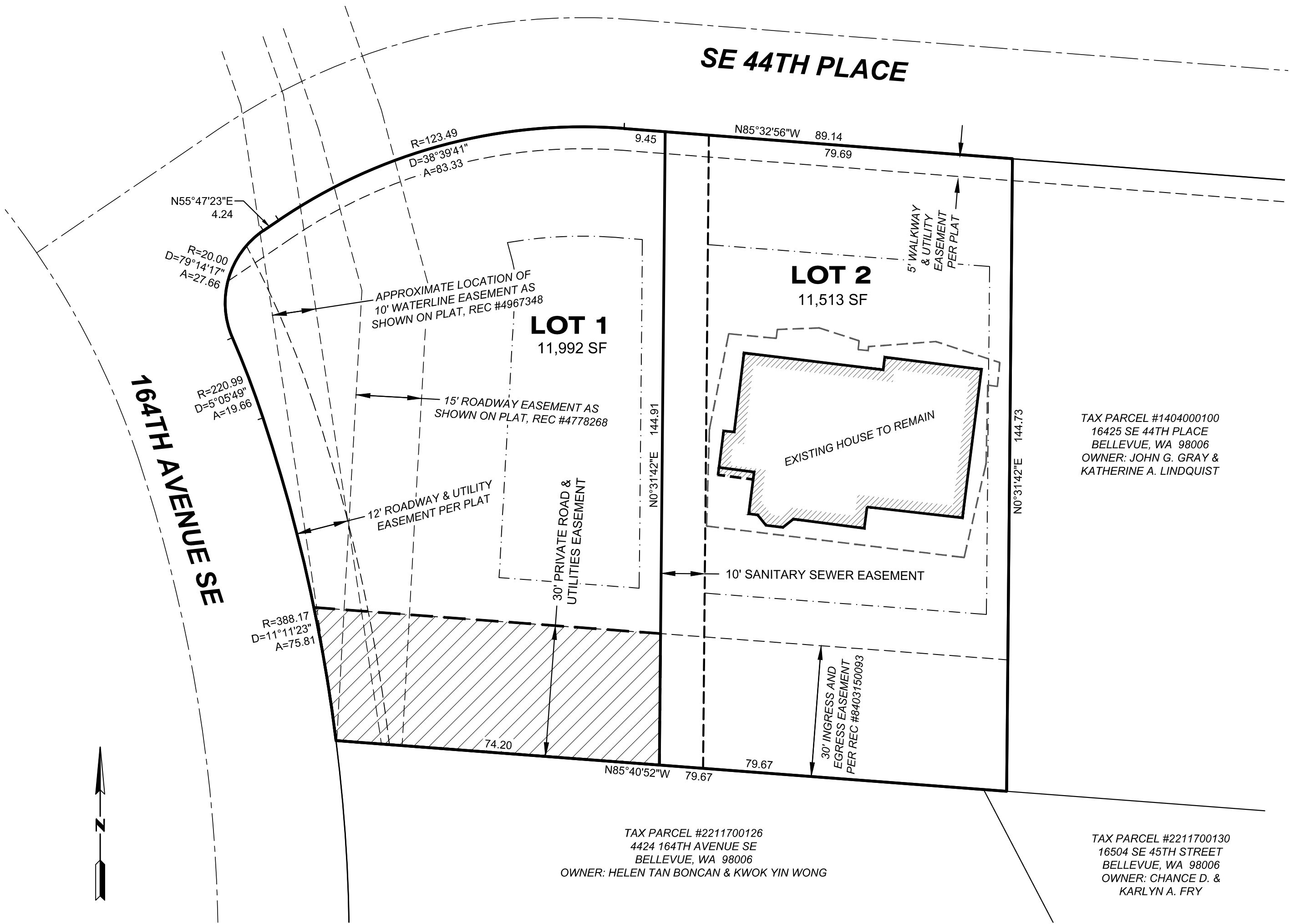


### SURVEY CONTROL DETAIL

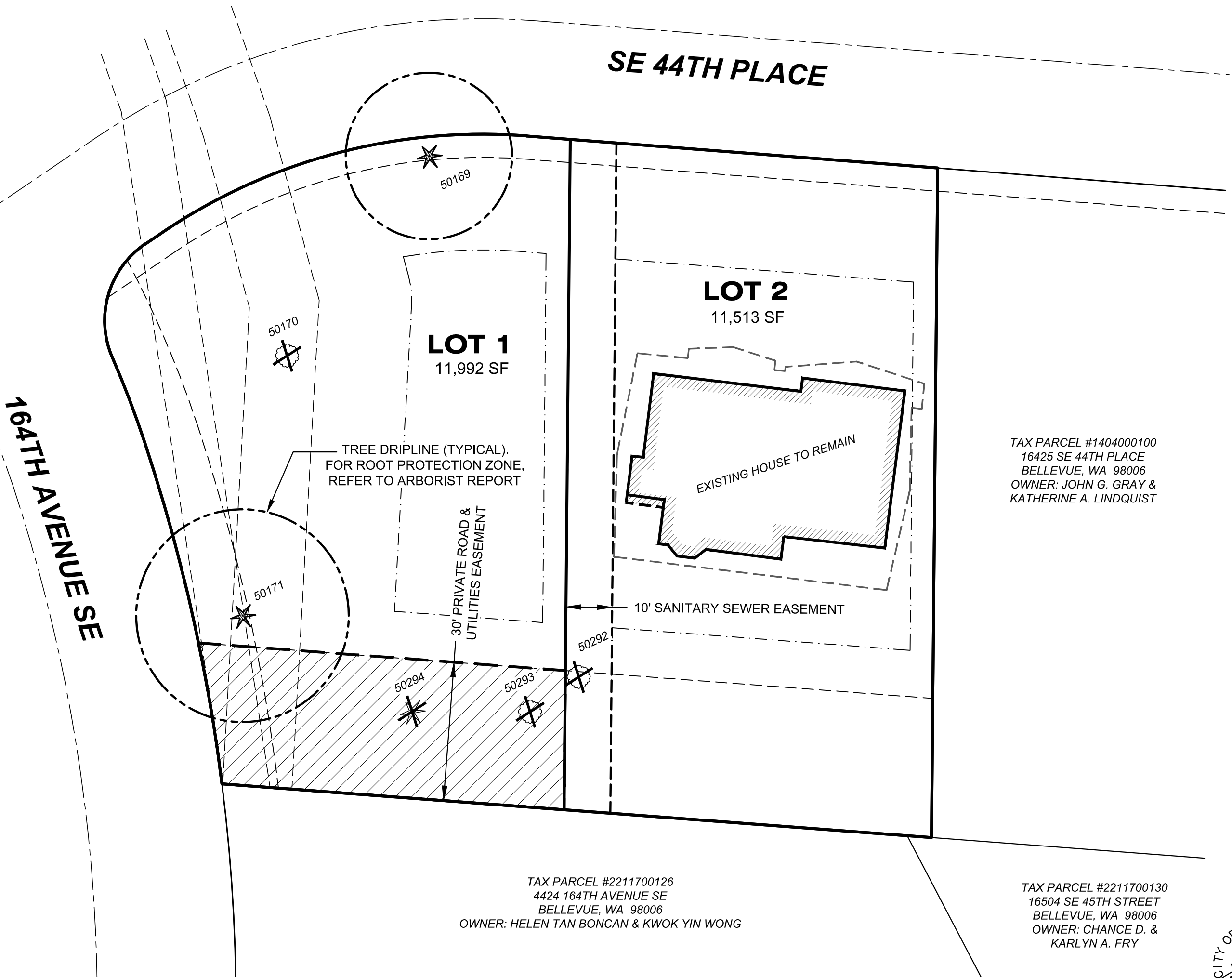
NOT TO SCALE

POINT NUMBER	TREE INCHES	ADJUSTED TREE INCHES	TYPE	DRIPLINE (DIAMETER)
50169	14"	14"	FIR	36'
50170	12"	6" (0.5)	ALDER	40'
50171	20"	20"	FIR	46'
50292	18"	18"	DECIDUOUS	40'
50293	27"	27"	DECIDUOUS	24'
50294	18"	18"	HOLLY	20'

TOTAL TREE INCHES ON SITE: 103 TREE INCHES  
TREE INCHES RETAINED: 34 TREE INCHES  
TREE RETENTION (30% REQUIRED): 33% RETAINED TREE INCHES



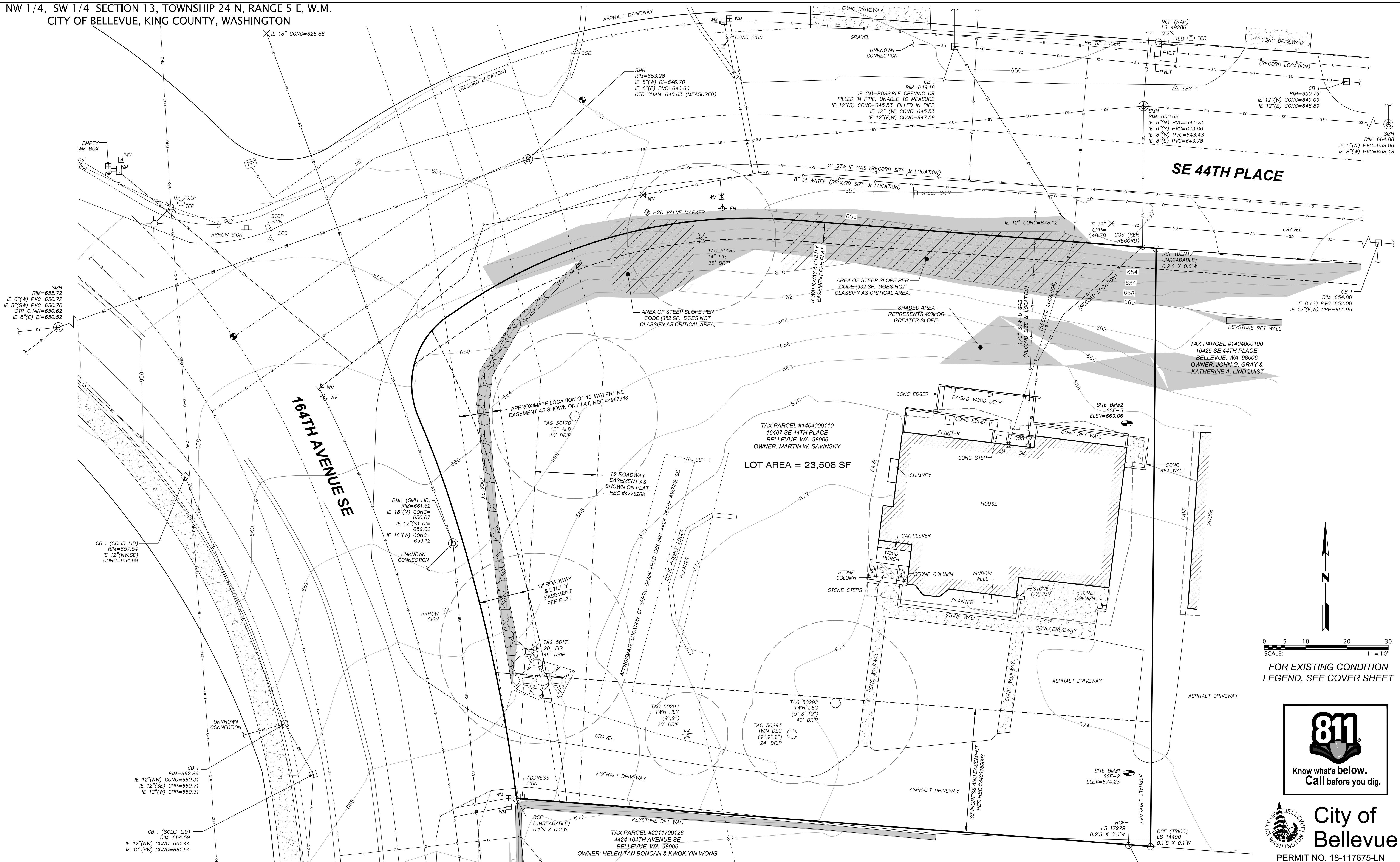
### SHORT PLAT LAYOUT



### TREE RETENTION



NW 1/4, SW 1/4 SECTION 13, TOWNSHIP 24 N, RANGE 5 E, W.M.  
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



0 5 10 20 30  
SCALE: 1" = 10'

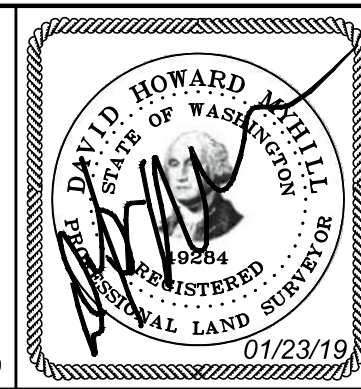
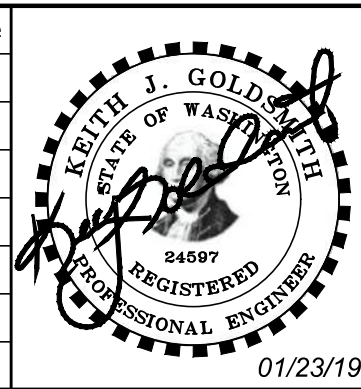
FOR EXISTING CONDITION  
LEGEND, SEE COVER SHEET



**City of Bellevue**  
PERMIT NO. 18-117675-LN

**GOLDSMITH**  
LAND DEVELOPMENT SERVICES  
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009  
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

PLOTTED: 2019/01/23 13:52  
DRAWN: EM  
DESIGNED:  
APPROVED: LN

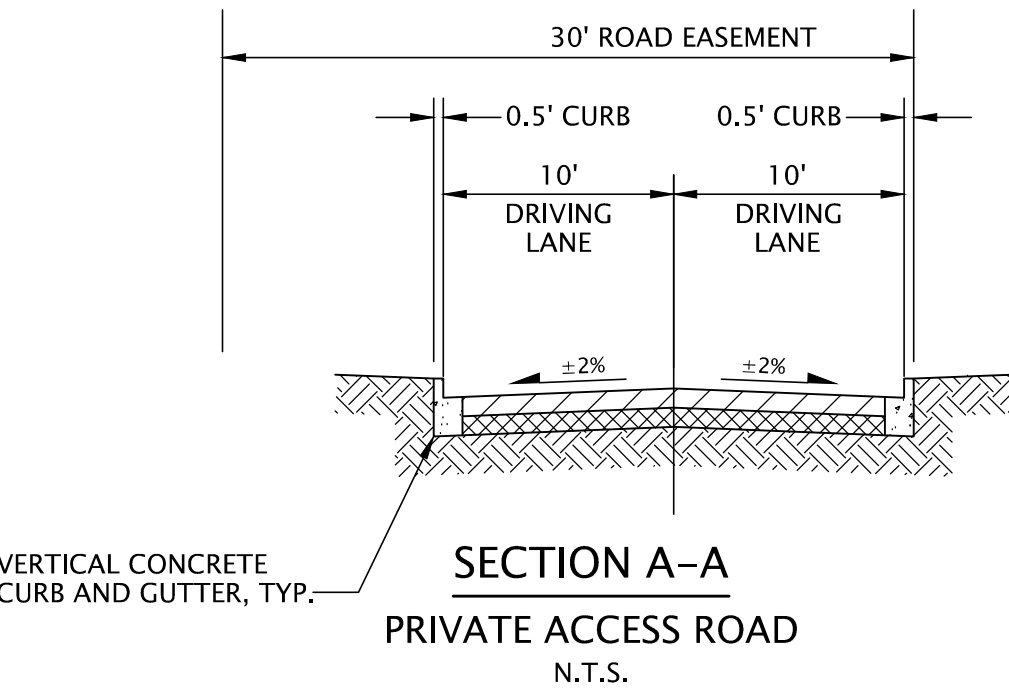


SPARK 9 LLC  
**EXISTING CONDITIONS  
FOR  
SPARK 9 LLC PRELIMINARY SHORT PLAT**  
16407 SE 44TH PLACE, CITY OF BELLEVUE  
KING COUNTY, WASHINGTON

JOB NO. 18030  
SHEET  
**3/5**



NW 1/4, SW 1/4 SECTION 13, TOWNSHIP 24 N, RANGE 5 E, W.M.  
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



IMPERVIOUS AREA CALCULATIONS: LOT 1

LOT 1 AREA	= 11,993 SF
EXISTING ASPHALT	= 840 SF
PROPOSED DRIVEWAY	= 1,176 SF
PROPOSED BLDG.	= 1,984 SF
TOTAL IMP. AREA	= 4,000 SF

IMPERVIOUS AREA CALCULATIONS: LOT 2

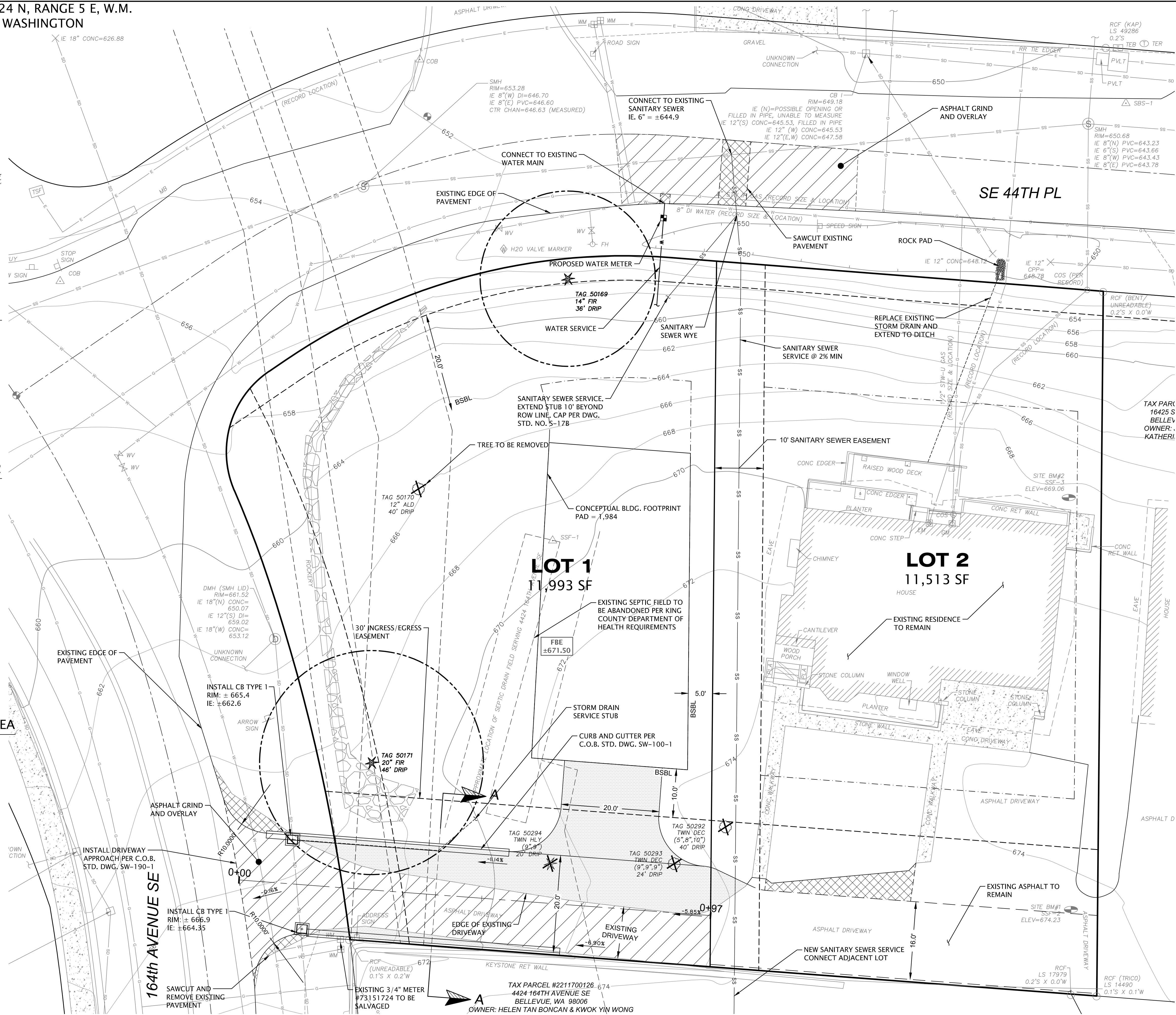
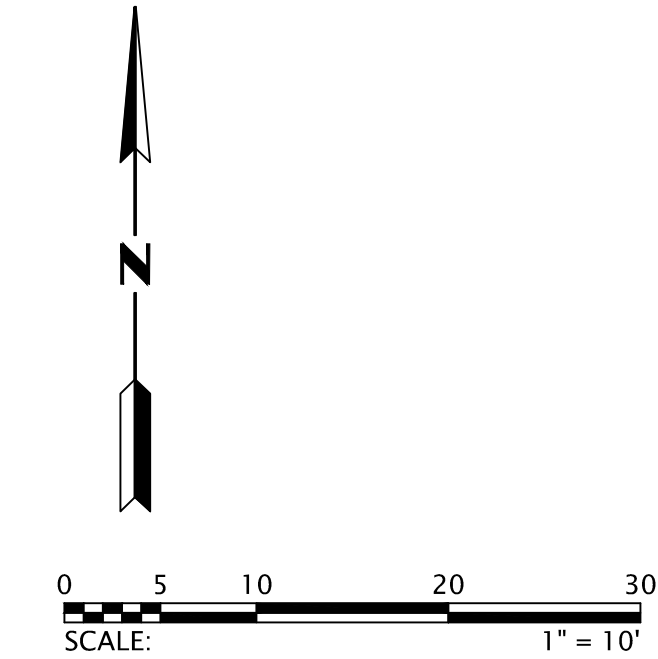
LOT 2 AREA	= 11,513 SF
MAX IMPERVIOUS AREA ALLOWED= 50% OF LOT = 5,756.5 SF	
EX. BUILDING	= 2,901 SF
EX. ASPHALT SURFACE	= 2,314 SF
EX. CONC. SURFACE	= 372 SF
TOTAL EX. IMP.	= 5,587 SF
PROPOSED DRIVEWAY	= 35 SF
TOTAL IMP. AREA	= 5,622 SF

OFF-SITE IMPROVEMENTS:

ASPHALT TO BE REMOVED	= 70 SF
PROPOSED ASPHALT	= 32 SF
NET NEW AND REPLACED	= -38 SF

TOTAL NEW & REPLACED IMPERVIOUS AREA

TOTAL NEW & REPLACED	= 9,584 SF
TOTAL PGIS AREA	= 4,327 SF



LEGEND

ALD	ALDER
BG	BUILDING
BM	BENCHMARK
CB I	CATCH BASIN TYPE 1
CHAN	CHANNEL
COB	CITY OF BELLEVUE
CONC	CONCRETE
COR	CORNER
COS	SANITARY SEWER CLEAN-OUT
CPP	CORRUGATED PLASTIC PIPE
CTR	CENTER
DEC	DECIDUOUS
DI	DUCTILE IRON PIPE
DMH	STORM DRAIN MANHOLE
DRIP	TREE DRIPLINE DIAMETER
EC	EDGE OF CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
GM	GAS METER
GUY	GUY ANCHOR
HLV	HOLLY
IP	IRON PIPE
IWV	IRRIGATION WATER VALVE
LP	LIGHT POLE
MB	MAILBOX
PVC	PLASTIC PIPE
PVLT	POWER VAULT
RCF	REBAR & CAP FOUND
RET	RETAINING WALL
RKY	ROCKERY
RR TIE	RAILROAD TIE
SMH	SANITARY SEWER MANHOLE
SSF-	GOLSMITH SURVEY CONTROL POINT
STW	STEEL WRAPPED
TB	TELEPHONE BOX
TER	TELEPHONE RISER
TSF	TRANSFORMER
UG	UNDERGROUND
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
E	UNDERGROUND ELECTRIC LINE
G	GAS LINE
OHU	OVERHEAD UTILITY LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
W	WATER LINE

NEW FEATURES LEGEND

CB	CATCH BASIN
SSCO	SANITARY SEWER CLEAN OUT
WM	WATER METER
	PAVEMENT RESTORATION PER C.O.B. STANDARD DETAIL ROW-4
	ASPHALT REMOVAL
	ASPHALT GRIND & OVERLAY

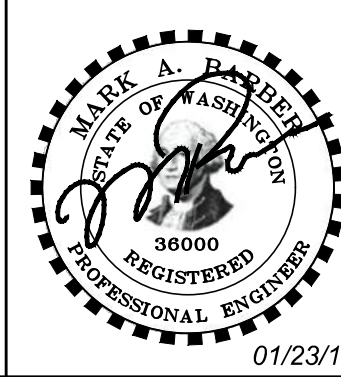
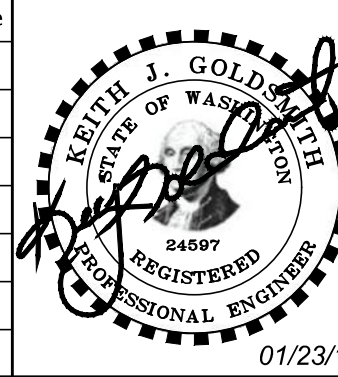


City of  
Bellevue

PERMIT NO. 18-117675-LN

**GOLDSMITH**  
LAND DEVELOPMENT SERVICES  
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009  
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

PLOTTED:	2019/01/23 16:30	Cla Torre
DRAWN:	CL	
DESIGNED:	CL	
APPROVED:	MB	



SPARK 9 LLC  
PRELIMINARY GRADING, DRAINAGE, ROAD & UTILITY PLAN  
FOR  
SPARK 9 LLC PRELIMINARY SHORT PLAT  
16407 SE 44TH PLACE, CITY OF BELLEVUE  
KING COUNTY, WASHINGTON

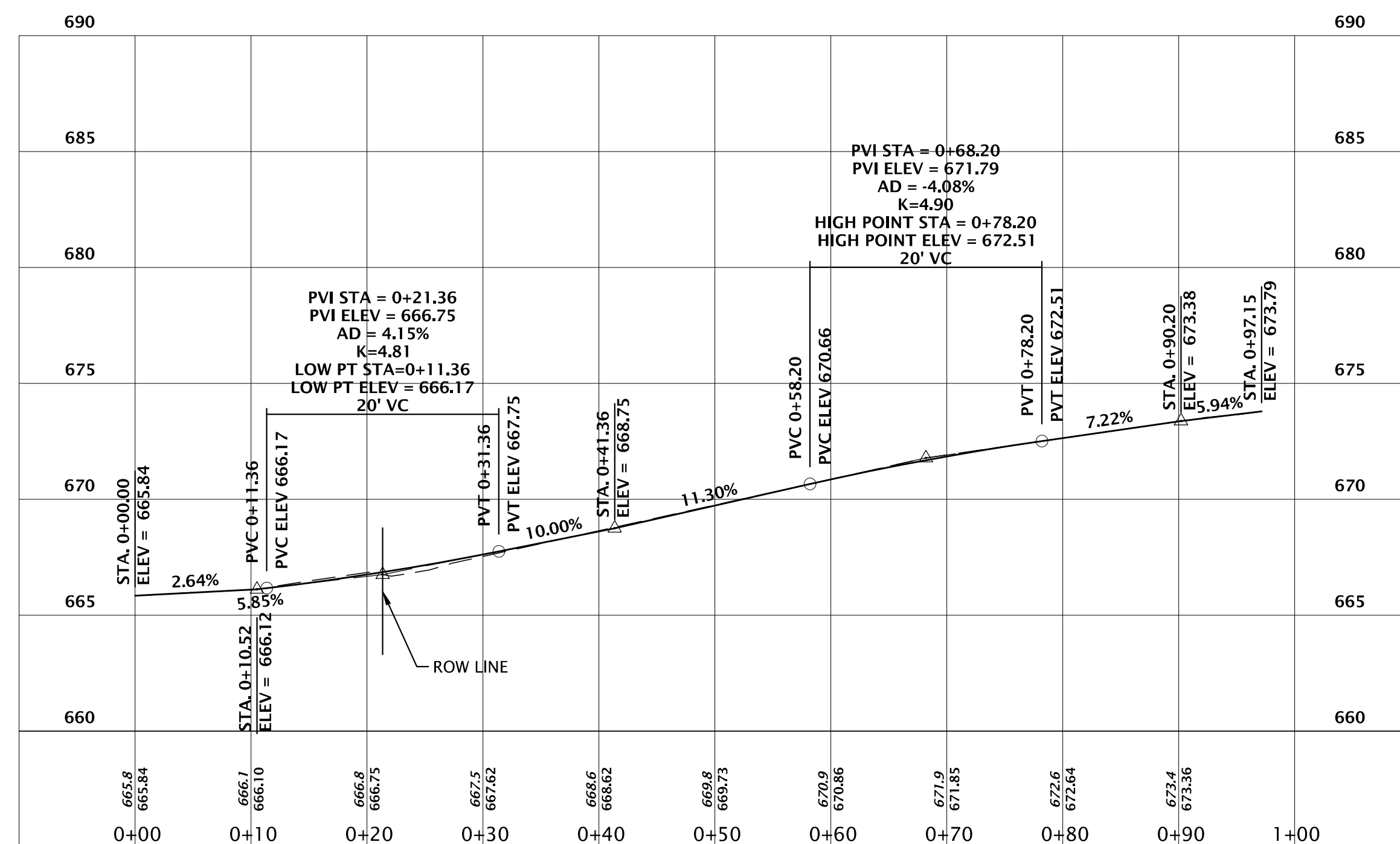
JOB NO. 18030  
SHEET

4/5

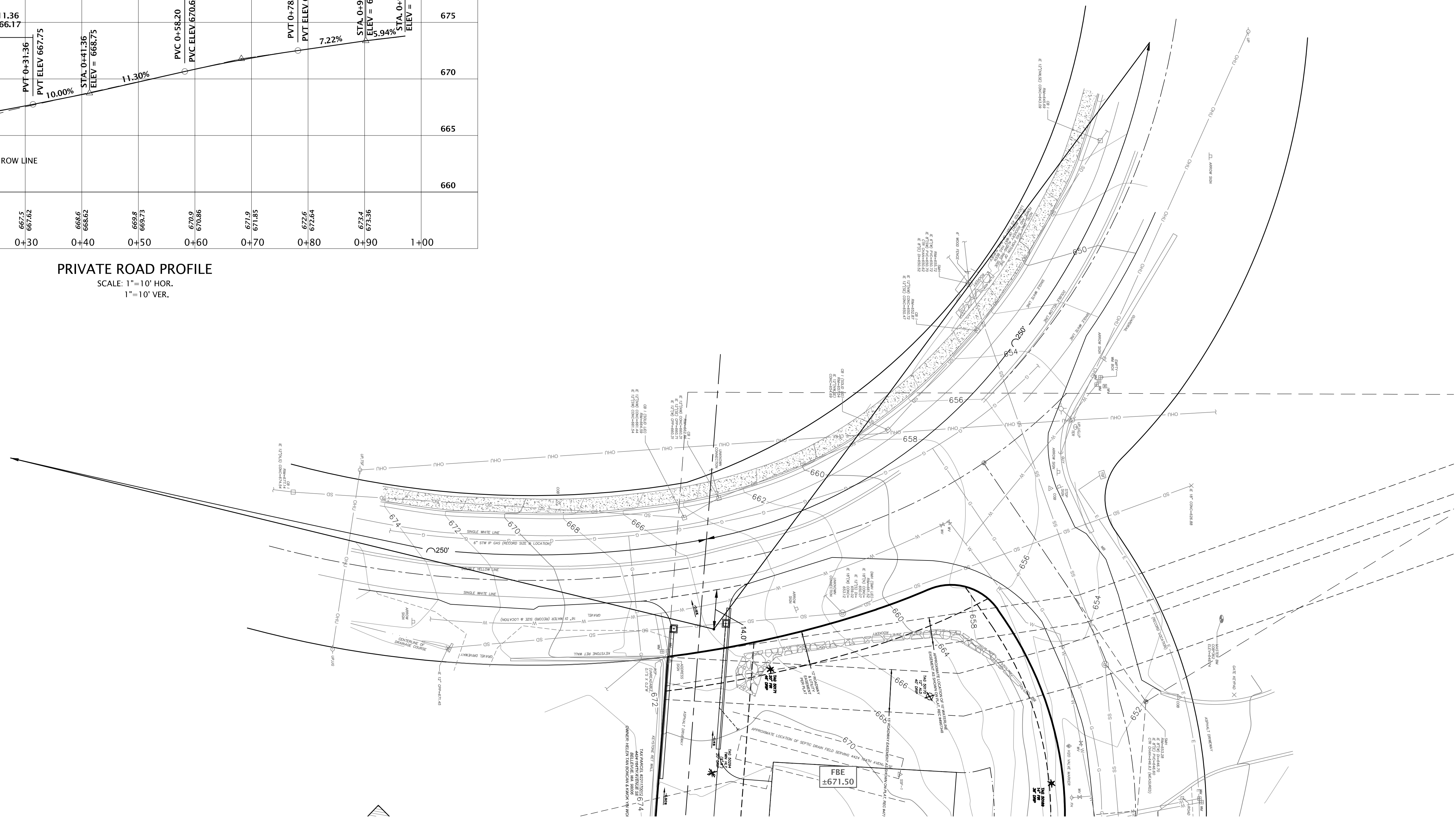
L:\2018\18030\3 DEVELOPMENT\CAD\HOST DRAWINGS\PRELIM SHORT PLAT\18030P01.DWG



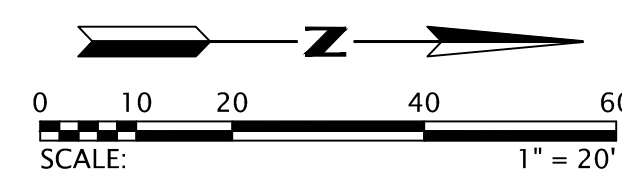
NW 1/4, SW 1/4 SECTION 13, TOWNSHIP 24 N, RANGE 5 E, W.M.  
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



PRIVATE ROAD PROFILE  
SCALE: 1"=10' HOR.  
1"=10' VER.



SIGHT DISTANCE SETBACK LINES  
SCALE: 1"=20'

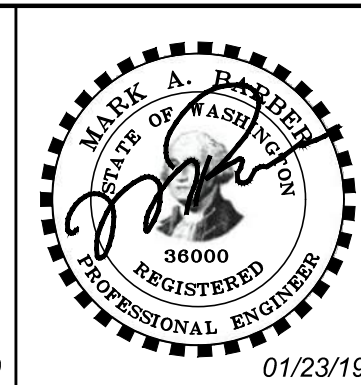
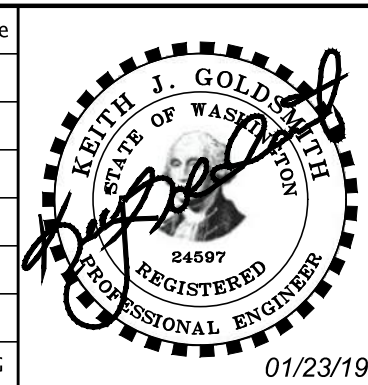
City of  
Bellevue

PERMIT NO. 18-117675-LN



					PLOTTED:	2019/01/23 13:53	Clatorm
					DRAWN:	CL	
					DESIGNED:	CL	
					APPROVED:	MB	

L:\2018\18030\3 DEVELOPMENT\CAD\HOST DRAWINGS\PRELIM SHORT PLAT\18030D01.DWG



SPARK 9 LLC

PRIVATE ROAD PROFILE & SIGHT DISTANCE SETBACK  
FOR  
SPARK 9 LLC PRELIMINARY SHORT PLAT

16407 SE 44TH PLACE, CITY OF BELLEVUE

KING COUNTY, WASHINGTON

JOB NO. 18030

SHEET

5/5